

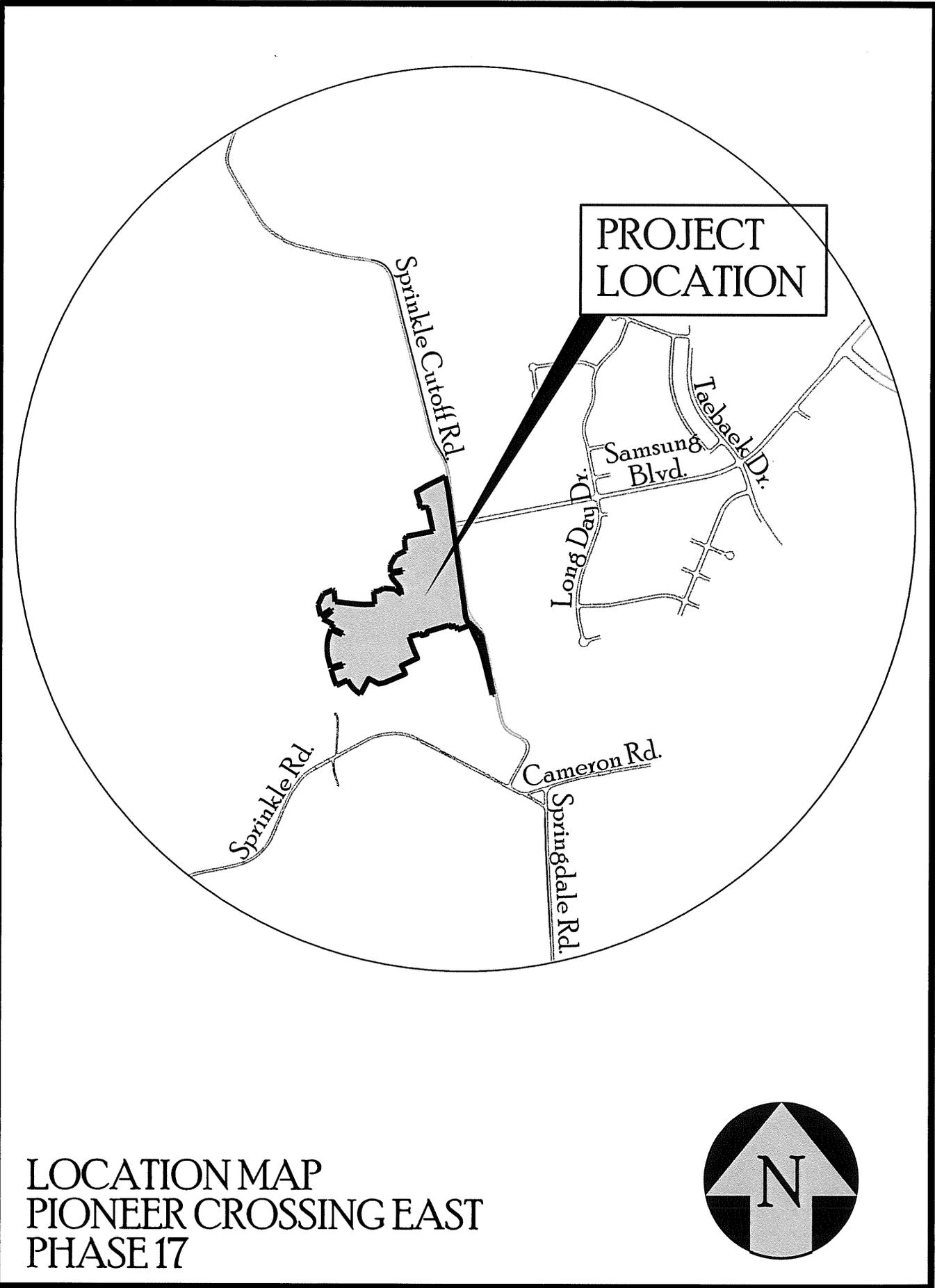
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0109.3A (VAC)**ZAP DATE:** December 17, 2019**APPLICATION NAME:** Vacation of Lot 101, Block EE of Pioneer Crossing East, Section 17.**AREA:** 1.175 acres**LOTS:** 1 lot will be vacated**APPLICANT:** Continental homes of Texas, LP**AGENT:** LJA Engineering, Inc  
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** 10800 ½ Sprinkle Cutoff Road**GRIDS:** MN30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1

**DEPARTMENT COMMENTS:** This request is for the vacation of Lot 101, Block EE of Pioneer Crossing East, Section 17. This plat vacation and associated replat (Case #C8-2017-0268.0A) are the second step in the applicant's overall plan to relocate an amenity lot and reconfigure portions of Pioneer Crossing East, Sections 16 and 17. The entire process is described below:

- Section 16, Block MM was comprised of 12 residential lots and 1 drainage lot. It was vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot. The plat vacation and replat applications were approved by the zoning and platting commission on March 20, 2018.
- Section 17, Block EE, Lot 1 is currently comprised of one amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage/water quality lot.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat vacation. The vacation meets all applicable State and City of Austin Land Development Code requirements.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



LOCATION MAP  
PIONEER CROSSING EAST  
PHASE 17

**PARTIAL VACATION OF PIONEER CROSSING EAST SECTION 17**

**THE STATE OF TEXAS**

**COUNTY OF TRAVIS**

WHEREAS, Continental Homes of Texas, L.P., owners of that certain tract described as Tract 5 (40.97 acres) and Tract 4 (6.496 acres) both recorded in Document Number 2016128108 and that certain tract described as Tract 1 (15.19 acres) and Tract 2 (23.19 acres) both recorded in Document Number 2016128109 both of the Official Public Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated **PIONEER CROSSING EAST SECTION 17**, the plat of which is recorded in Document Number 201700091 of the Official Public Records of Travis County, Texas, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

<b>LOT</b>	<b>OWNER</b>
Lot 101, Block EE	Continental Homes of Texas, L.P.

WHEREAS, Continental Homes of Texas, L.P., who collectively constitute the owners of all original, intact lots in Pioneer Crossing East Section 17 are desirous of partially vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot 101, Block EE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Continental Homes of Texas, L.P. for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot 101, Block EE only. Said subdivision shall, however, remain in full force and effect as to all other lots in Pioneer Crossing East Section 17.

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EXECUTED THE DAYS HEREAFTER NOTED.

Date: \_\_\_\_\_, 20\_\_\_\_

**Continental Homes of Texas, L.P.**,  
a Texas limited partnership

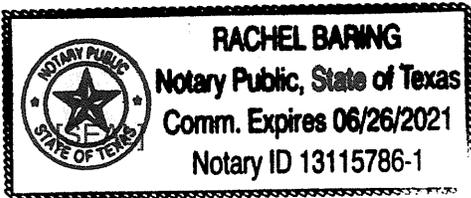
By: **CHTEX of Texas, Inc.**,  
a Delaware Corporation,  
its Sole General Partner

By: \_\_\_\_\_  
Name: Ian Cude  
Title: Assistant Secretary

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

Before me, the undersigned notary, on this day personally appeared Ian Cude, Assistant Secretary of **CHTEX OF TEXAS, INC.**, a Delaware corporation, Sole General Partner of **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on October 30, 2017.



Rachel Baring  
Printed Name: Rachel Baring  
Notary Public in and for the State of Texas  
My commission expires: 06-26-2021

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as **PIONEER CROSSING EAST SECTION 17**, as recorded in Document No. 201700091, Official Public Records of Travis County, Texas, upon application therefore by all of the owners of Lot 101, Block EE in said subdivision.

EXECUTED, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jolene Kiolbassa  
Chair  
Zoning and Platting Commission  
City of Austin  
Travis County, Texas

ATTEST:

\_\_\_\_\_  
Steve Hopkins  
Senior Planner  
City of Austin  
Travis County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Hopkins, known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

[SEAL]

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_